



**CITY OF SCOTTSDALE
GREEN BUILDING ADVISORY COMMITTEE
SCOTTSDALE ONE CIVIC CENTER
7447 E. INDIAN SCHOOL RD #125
SCOTTSDALE, AZ 85251**

APRIL 15, 2008

MINUTES

- PRESENT:** Michele Cohen, Chair
Joan Baron, Committee Member
Tamara Bennett, Committee Member
Lance Donatello, Committee Member
Laurie Jackson, Committee Member
DeeJaye Lockwood, Committee Member
Alisa McMahon, Committee Member
Douglas Patriquin, Committee Member
Julie Stanton, Committee Member
Beverly Westgaard, Committee Member
Clark Worthley, Committee Member
- ABSENT:** Ron Hand, Vice Chair
Daniel Aiello, Committee Member
Kevin Edwards, Committee Member
Lee Feliciano, Committee Member
Jesse Henson, Committee Member
- STAFF:** Dennis Enriquez
Anthony Floyd
Michael Clack
Joe Miller
Chick Skidmore
- GUESTS:** Christina Klien, Water Conservation
Tammy Lawrence
Matt Young, Architectural Environmental Associates

1. Call to Order

Chair Cohen called the meeting to order at 3:10 p.m.

2. Roll Call

A formal roll call confirmed members present as stated above, noting the presence of a quorum.

3. Recognition of Guests

Chair Cohen invited attendees to introduce themselves.

4. Approval of March 11, 2008 GBAC meeting minutes.

COMMITTEE MEMBER WESTGAARD MOVED TO APPROVE THE MINUTES OF THE MARCH 11, 2008 MEETING. COMMITTEE MEMBER WORTHLEY SECONDED. THE MOTION CARRIED UNANIMOUSLY BY A VOTE OF ELEVEN (11) TO ZERO (0).

5. Public Comment

No members of the public wished to address the Committee.

6. Discussion of ASHRAE 189 standard for high performance green buildings

Mr. Floyd said Harvey Bryan, a professor at ASU, has agreed to attend next month's meeting to discuss the ASHRAE 189 standard. ASHRAE is a national green building standard for commercial buildings that has been in development for the last two years. It will likely be an appendage chapter to the building code, and may serve as a prerequisite for LEED qualification. It is roughly equivalent to LEED Silver.

ASHRAE is not a rating system, nor is it meant to replace LEED. It is a minimum standard intended for new buildings and major renovations. It would not affect Scottsdale's LEED Gold policy, but would have an impact on private construction.

Chair Cohen inquired if the entire standard had to be adopted as a whole. Mr. Floyd responded that communities could choose which standards to adopt.

In response to Committee Member Baron, Mr. Floyd said ASHRAE is tackling commercial buildings first. The National Association of Home Builders is also developing a residential standard.

Mr. Clack said the City adopts new codes once every three years. Code change cycles occur on a yearly basis during that three-year timeframe. It is easier to adopt a code once it is published. The International Code Council last had a meeting in February, and will have another in September. Its next publication will come in 2009.

7. Presentation and potential action on the proposed Office of Environmental Initiatives

Mr. Enriquez briefly previewed the feasibility study for the establishment of the Office of Environmental Initiatives. The presentation will be made to the City Council on April 17. He asked the Committee to discuss whether to support to the proposal.

In response to Board Member Worthley, Mr. Enriquez said six City of Scottsdale employees would be affected by the proposed changes. Since this is a departmental reorganization, staff has more control over how it is implemented. Mr. Clack added that the seeds are already being sown, and things would start happening shortly after the budget approval process is complete.

Board Member McMahon noted that the City used to have a similar structure in the past, and inquired why it changed. Mr. Enriquez responded that the environmental team was shifted around to different departments for different reasons, and other positions were lost to attrition. This happened at a time when not as much attention was being paid to environmental issues.

Chair Cohen said the proposal is an exciting development, as EQAB has been trying to reinstate this office for years. The focus needs to be brought back to environmental issues in the City. This office can be added at no additional cost to the City. It is an initial step, and it would be good to have people focusing on these issues as their full-time job.

Board Member Worthley asked if the structure has shown itself to work well in cities. Mr. Miller said Portland's and Seattle's structures are very different, as they have established full departments. Scottsdale's model is closer to Tucson's, which is a division. Tucson is more focused on water initiatives, whereas Scottsdale's office would be more broadly concerned with critically analyzing environmental initiatives. Scottsdale's approach is unique, and it could potentially serve as a model for other cities.

COMMITTEE MEMBER WESTGAARD MOVED THAT THE GBAC FULLY ENDORSE THE PROPOSED OFFICE OF ENVIRONMENTAL INITIATIVES AS PRESENTED. COMMITTEE MEMBER JACKSON SECONDED.

Board Member McMahon inquired about the potential downside this restructuring could have on the Green Building Program. Mr. Floyd responded that some synergy could potentially be lost since the new office would be physically located in a nearby building. Mr. Clack added that as long as staff is committed to being responsive and keeping lines of communication open, there should not be a problem.

In response to Committee Member Baron, Mr. Enriquez explained that three existing employees would be part of this new office. Three vacant positions would fill the balance of the office. Mr. Clack added that the City is not creating any new positions. Frank Gray would have the opportunity to recruit from within the City structure or choose a qualified candidate from the outside, in order to fill the vacant positions.

THE MOTION CARRIED UNANIMOUSLY BY A VOTE OF ELEVEN (11) TO ZERO (0).

8. Facilities update including information on energy performance of Granite Reef Senior Center

Mr. Skidmore said Facilities Management has not had 100% control of the Granite Reef building, and has therefore not been able to affect the operations of the building until just recently. More than a year's worth of data has been collected on the solar arrays and the SRP meter. The Senior Center is using more energy than was predicted, but it is very popular and is seeing more intense use compared to the buildings it replaced. In an average day, 3,500 people occupy it. The energy model has to be updated to reflect this.

The building is highly automated, but has not been fully tweaked yet. Currently, it is using more energy in the middle of the night than when several thousand people are in it. He is working to discover the exact reasons why so it can be corrected. It will take some time to recalibrate the model.

In response to Committee Member Donatello, Mr. Skidmore said the roof has a lot more room to add solar panels, as only 19% is being used currently.

Mr. Skidmore said the important story is that the City built a great senior center. There are some issues, but they are being fixed. The City's goal was to get the best performing building possible. It is important to have the technical expertise on staff to make sure that happens.

9. Discussion of EQAB meeting of March 19, 2008

Chair Cohen reported that EQAB discussed the new air quality ordinances the City passed in order to meet the State requirements of S.B. 1552. Commercial properties must comply with the new ordinance by October of 2008, whereas residential properties do not have to comply until October of 2009.

The EnviroKids Fest is on hold until the City has more money and staff to do it.

Chair Cohen said she presented the GBAC's strategic goals to EQAB. The Board Members had some questions and needed more time to understand what the GBAC was recommending. They asked the Committee to explain what EQAB should do with the document, and suggested it be put on hold until the Office of Environmental Initiatives is established. That body would help clarify the feasibility of the recommendations.

Chair Cohen said the document now essentially exists as a white paper. She would like to re-organize the presentation, and give EQAB another opportunity to understand the entire package.

Committee Member Westgaard said she was surprised that EQAB did not take the time to respect the document as a unified idea before the discussion took off on a tangent that derailed it.

10. GBAC volunteer hours report

Chair Cohen calculated that 5,000 hours were volunteered last year by the GBAC on events such as the Expo and Design Day. That labor is the equivalent of 2.5 FTEs. She thanked the volunteers for their effort.

11. Report and discussion on government legislation related to Renewable Energy and Green Building

Mr. Skidmore said much legislation has been introduced at the State level, but some of it has been misguided. The single most important bill from the City's perspective would continue the Federal income tax credits and investment tax credits.

He felt municipalities have to be careful about what legislation they get involved in, because there are always unintended consequences. It is a very complex issue. One of possible tasks of the Environmental Initiatives Office could be to pay attention to what is happening in the legislative sphere, and report to Council in a timely manner.

Mr. Floyd said a Senate amendment was introduced to H.B. 2221, which had to do with green building programs. The amendment would place a restriction on the ability of cities to mandate or manage green building programs. The homebuilder's association that supported the amendment agreed to modify it so that only mandatory items would have to undergo a cost benefit analysis, not optional ones.

Chair Cohen said it is difficult for the GBAC to be able to respond in a timely manner to legislation that is important to green building efforts.

Mr. Clack said many bills die from lack of support. If citizens are concerned about the impact State bills would have on Scottsdale, they can make their concerns known to the City Council.

Board Member McMahon asked if the City's lobbyist could be invited to speak to the Committee. Mr. Clack noted that the City's lobbyists report to the City Council. Chair Cohen said she would ask EQAB for clarification.

12. Presentation, discussion and possible vote on recommendation to EQAB on Green Building Annual Report

Mr. Floyd reported that the average size custom home in Scottsdale increased to 6,000 square feet in 2007, continuing an upward trend. The average new production size home is 4,000 square feet. The Annual Report will examine the implications this trend might present in terms of energy and water usage.

Most new buildings, whether green or not, are including passive strategies to reduce the heat island effect and utilize water efficient features. He presented a brief overview of what the Annual Report might contain, and asked the Committee to comment.

Board Member Baron suggested the report contain appropriate commentary to avoid misrepresentation.

Board Member Jackson alternatively suggested a single page executive summary of accomplishments, followed by charts and data to back it up.

Chair Cohen said in the past, EQAB made state of the environment reports to Council. She suggested this could be a function of the new Environmental Initiatives Office.

13. Discussion and possible vote on recommendations to EQAB regarding ways that the Green Building Advisory Committee and EQAB can provide information and assistance to the Economic Vitality Department to aid in recruiting sustainable technology businesses to Scottsdale.

Chair Cohen tabled this item.

14. Report on Design Day

Chair Cohen reported that Citizen and Neighborhood Resources would assist GBAC on Design Day, and that the event could move to the fall.

15. Update and discussion of future Green Building Expos.

Mr. Enriquez said the decision was made to move the Expo from the fall of 2008 to the spring of 2009. The Expo Planning Committee continues to explore their non-profit status options.

16. Report on and discussion of effectiveness of Lecture Series in expanding green building awareness in our community, including videotaping of lectures and previews for City Cable 11.

Chair Cohen said the Lecture Series continues to be well subscribed. Videotaping for Channel 11 continues. The next lecture will feature the architect of the new fire station.

17. Report on future education projects

Board Member Stanton said the videotaped lectures are turning out well, and proposals have been made to use them in other avenues, such as the Green Building website, the City website, and the library. It would be useful to have a synopsis prepared for each of presentation.

18. Report on and discussion of current projects to facilitate awareness of Scottsdale's Green Building Program.

Board Member Stanton said the Exemplary Projects List is being updated. It will be refined to focus on projects that have been completed, and will provide more depth on each project.

19. Summary of current events.

Chair Cohen said the Mayor's State of the City address was exciting from a green building perspective. One of the Mayor's top goals is to build a truly sustainable community, making green revitalization the centerpiece of plans for the entire southern area, the Airpark, and anywhere revitalization is emerging as a major issue. She also recommended that the City work towards a LEED-EB program for municipal buildings. EQAB plans to look into ways to advance that goal.

Mr. Floyd reported that Valley Forward's Livability Summit will be on April 22. The Granite Reef Senior Center will be part of that tour.

20. Committee Member suggestions for green building topics on future agendas.

The Committee requested an agenda item to discuss further developing Design Day.

Mr. Floyd requested discussion on Scottsdale's role in Green Build 2009.

Board Member Westgaard requested a clarification of the GBAC's role following the departure of the Expo.

21. Updates and reminders

- a. Next GBAC meeting - May 13, 2008.
- b. Next EQAB meeting - April 16, 2008.
- c. Next Green Building Lecture - May 1, 2008.
- d. Next Solar Lecture - April 17, 2008.

22. Adjournment

With no further business to discuss, the meeting adjourned at 5:26 p.m.

Respectfully submitted,

A/V-Tronics, Inc.